
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT
TO THE ZONING BY-LAW – 109 PARK PLACE BOULEVARD (WARD 8)**

DATE: SEPTEMBER 13, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications submitted by North American (Park Place) Development Corporation for lands located at 109 Park Place Boulevard legally known as Parts 7, 8 and 20 Plan 51R-41367, Part of Lot 8, Concession 12, Geographic Township of Innisfil, City of Barrie.

The subject applications will facilitate the addition of residential dwelling units as a permitted use in Defined Policy Area 'R' in the Official Plan, and revise the site specific zoning provisions under the 'General Commercial' with Special Provisions (C4)(SP-304) zone to permit the proposed development consisting of two (2) mixed use buildings at heights ranging from 6 storeys to 16 storeys, with ground floor commercial and a total of 475 residential units. The Conceptual Site Plan is attached to this memorandum as Appendix "A".

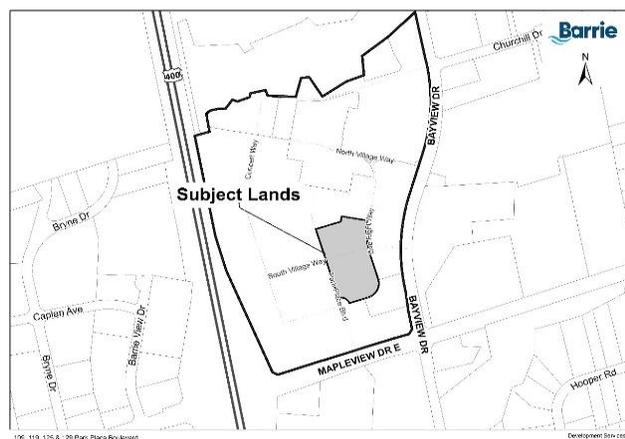
The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 8 – 109 Park Place Blvd.](#)

Background

The subject site is approximately 2.43 hectares in size and located within the lands known as Park Place. The parcel has frontage onto three private roads, approximately 200 metres along Park Place Boulevard, approximately 110 metres along South Village Way, and approximately 200 metres along Live Eight Way.

The immediate surrounding land uses include:

- North** Commercial uses, Institutional uses (Aspira Retirement Home), Open Space
- East** Commercial uses, Bayview Drive, Sadlon Arena, City of Barrie DOLRA, Light Industrial uses (Office, IBM)
- South** Commercial uses, Maplevue Drive East, Big Box Commercial (RONA, Costco)
- West** Commercial uses, Highway 400



The applications were submitted to the City and subsequently deemed complete on August 8, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was held virtually on February 5, 2022, with approximately twenty-three (23) attendees, including Ward 8 Councillor Jim Harris, Planning staff, the owner/applicant, and members of the consulting team. Questions and comments were raised regarding:

- Integration of residential uses into this area;
- Potential increase in traffic on Mapleview Drive East; and,
- Type of units and timeline for construction.

Official Plan Amendment

The applicant proposes to amend the text of the Defined Policy Area 'R' designation in the Official Plan to permit residential uses at this location.

Zoning By-law Amendment

The applicant proposes to amend the zoning on the subject lands to add additional special provisions to the 'General Commercial' with Special Provisions (C4)(SP-304) zone to permit the development of two (2) mixed use buildings at heights ranging from 6 storeys to 16 storeys, with ground floor commercial and a total of 475 residential units.

Site Specific Standards/Provisions for (C4)(SP-304)		
	Required/Permitted	Proposed
Permitted Uses	Only listed Commercial and Institutional uses are permitted in the Retail Village	<u>Add text:</u> Dwelling Unit(s) in conjunction with permitted commercial and institutional uses
Parking Standards	N/A for Residential Uses	<u>Add standard:</u> 1 parking space per dwelling unit
Building Height	Within the Retail Village, a height limit of 16.0 metres shall apply for all buildings and structures used for retail stores, restaurants, entertainment, and personal service uses but not for hotels, buildings used predominantly for office commercial purposes, or architectural features that may include a recreational component.	<u>Add text:</u> ... buildings used predominantly for residential uses, ...
Uses Not Permitted within the Retail Village	Notwithstanding the foregoing list of permitted uses, a tavern, an adult entertainment parlour, a freestanding amusement arcade, an automotive service station, an automotive sales and/or leasing	<u>Remove text:</u> ... a residential use...



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	establishment, an automotive repair establishment and a residential use shall not be permitted.	
Uses Not Permitted Outside the Retail Village	For lands not comprising the Retail Village, a tavern, an adult entertainment parlour and a residential use shall not be permitted.	<u>Remove text:</u> ... a residential use...
Specific Development Standards	The following standards shall apply: Lot Area - 450m2 Lot Frontage - 15m Front Yard - 6m Side Yard - 3m Side Yard Adjoining Residential Zone - 6m Side Yard Adjoining Street - 6m Rear Yard - 7m Rear Yard Adjoining Residential Zone - 10m Rear Yard Adjoining Street - 6m Lot coverage - 50%	<u>Add text:</u> The following standards shall apply ... to non-residential development:

Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- The integration of the proposed residential use into the surrounding area, which generally consists of commercial, institutional, and light industrial land uses;
- Change in site specific land use provisions to facilitate residential units as part of the existing development;
- Traffic impacts, active transportation site circulation; and,
- Pedestrian accessibility and amenity space.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of the applications for an Official Plan Amendment and Amendment to the Zoning By-law by staff and agency partners.

All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of these applications. A staff report to Planning Committee is anticipated to be brought forward in early 2023 for consideration of the proposed Official Plan Amendment and Zoning By-law Amendment. Should Council approve the proposed the Official Plan Amendment and Zoning By-law Amendment, site plan applications will also be required to facilitate the development.

If you have any questions, please contact the planning file manager, Celeste Kitsemety at 705-739-4220 ext. 4430 or via email at celeste.kitsemety@barrie.ca.

Attached: Appendix "A" – Proposed Conceptual Site Plan

APPENDIX "A"

Proposed Conceptual Site Plan

